

The Cedars Burley Lane Quarndon DE22 5JS

Externals

- Composite front entrance door with multipoint locking system
- Lockable aluminium windows and Bi-fold doors with level thresholds
- Block paved driveway with low level lighting
- Slabbed pathways and patio area
- Lawn to front and rear
- Outside tap
- Outside power supply

Internal Finish

- Underfloor heating to kitchen / dining area
- Oak finished internal doors with brushed chrome furniture
- Staircase with oak balustrade, handrail & newel posts
- Coving to hallway, landing, living room & master bedroom
- 7" skirting with architraves finished in satin white
- Walls & ceilings finished in emulsion from the Chevin range
- Thermostatic heating controls & central heating boiler with separate hot water tank
- Gas or electric fire and feature surround to living room available from the Chevin range (from Robeys)

Kitchen

- Kitchen units, granite worktops and splashbacks, available from the Chevin range (from Kedleston Interiors)
- Integrated branded double oven and microwave, fridge freezer and dishwasher available from the Chevin range (Neff, AEG or similar)
- 5 burner induction hob with extractor hood (Neff, AEG or similar) and glass or granite splashback
- Integrated Quooker tap
- Wine cooler
- Utility with plumbing and power supply for two appliances



Contact us

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AEG **BLANCO** **BRISTAN** **CAMARO** **G·E·M·I·N·I** **Ideal** **Symphony**

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Bathroom & Ensuites

- White sanitary ware (Crosswater or Duravit brand) with half height tiling behind
- Basin with storage and Mono bloc tap
- Thermostatic shower controls
- Dual shower with fixed rain head and hand spray to master bedroom en-suite
- Full height tiling to bath area, available from the Chevin range
- Electric underfloor heating & heated towel rail
- Shaver point



Electrical

- Integrated Intruder alarm
- Chrome finished power sockets and light switches
- Ceiling recessed spotlights to hallway, wet rooms & kitchen
- Spotlights with dimmer switch to master bedroom
- TV Points in living room, family & all bedrooms
- BT Points in hallway, living room, study & master bedroom
- Outside lights adjacent to all external doorways
- TV aerial
- Light and power to loft space
- Garage with power supply and door with electrical operation



All Flooring included (available from the Chevin range)

- Carpet or wood effect flooring to kitchen/dining/family area, hallway & cloakroom
- Ceramic floor tiles to bathroom & ensuites
- Carpet to all other rooms

EPC

New EPC to be provided once build complete



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